Surf Pines Association

2003 Manion Drive
Warrenton, OR 97146

March 4, 1997
Clatsop County Department of Planning and Development
800 Exchange Street, Suite 100
Astoria, Oregon 97103
Attn: Diana Nelson

Dear Ms. Nelson:

Mr. Richard T. Schroeder wrote a letter to Mr. Andy Jordan, Clatsop County Counsel dated February 13, 1997 with a copy to me as president of Surf Pines Association on the subject of the Pinehurst request for an Emergency Access from Pinehurst through Surf Pines. Putting aside Mr. Schroeder's histrionics, Mr. Schroeder attempts to speak as if he were an accredited representative of Surf Pines Association. He is not. Our members have clearly and unequivocally rejected the emergency access concept. Surf Pines has examined the Tsunami threat and prepared a plan heavily based on existing public information. Our residents have been instructed to seek high ground and, if they exit Surf Pines, they may do so through either our north or south entrance. The Pinehurst emergency access offers no benefit to us; quite the opposite, Pinehurst residents exiting through the emergency access would create even greater congestion on the very road Surf Pines residents might be using to exit Surf Pines. In the event of a large fire at Surf Pines, the same two exits are available as is the beach, which the last time I looked, was bare of vegetation and a likely haven in the event of a fire.

Please note the following from our letter to you of 18 September 1996:

1. Surf Pines Association, speaking in behalf of its membership, reiterates its firm opposition to the creation of an EAP linking Pinehurst Estates to Surf Pines.
2. The proposed EAP offers no benefit to the members of our community.
3. We are not now nor have we been engaged in negotiations with the developers of Pinehurst to generate a mutually acceptable EAP.
4. Legal opinion shows that no valid easement exists at the proposed location of the EAP.
5. Surf Pines Association iterates its request of paragraph 2 of our December 6, 1995 memorandum to your department that the EAP be removed from the final plat of Pinehurst Estates.

Additionally we wish to be on record that:

Surf Pines completely disagrees with Mr. Schroeder's contention that the proposed emergency access benefits Surf Pines.

Sincerely,

Charles H. Johnson
President, Surf Pines Association

AUGUST 5, 2006

SURF PINES AND PINEHURST GATE ISSUE
PINEHURST DEVELOPERS' PERSPECTIVE

MY NAME IS RICHARD SCHROEDER. I LIVE AT 89018 MANION DRIVE – THE SOUTHERN MOST PROPERTY IN SURF PINES. I HAVE LIVED IN OR BEEN A PROPERTY OWNER IN SURF PINES FOR 48 YEARS. I AM ALSO ONE OF THE PINEHURST DEVELOPERS. I WOULD LIKE TO TAKE A FEW MINUTES OF YOUR TIME TO EXPLAIN THE HISTORY OF GATE ISSUE FROM THE PINEHURST DEVELOPERS' PERSPECTIVE. YOUR BOARD HAS A LETTER REFLECTING THE PINEHURST HOMEOWNERS ASSOCIATION'S OPINION. IF ANYONE WOULD LIKE COPIES OF DOCUMENTS I AM GOING TO REFRENCE PLEASE CONTACT ME.

IN JANUARY 1994, I TOOK THE PINEHURST PRELIMINARY DEVELOPMENT PLAN TO THE SURF PINES BOARD OF DIRECTORS. THE 1994 MEMBERS OF THE BOARD INCLUDED BOB KNUTSON AS PRESIDENT, JIM CLUNE, MARGE BLOOMFIELD, LINDA THOMPSON, AND NORMA KEEVER. THIS PLAN SHOWED A SECONDARY ROAD CONNECTING PINEHURST TO OCEAN AVENUE. MEMBERS OF THE SURF PINES BOARD ASKED WHY PINEHURST SHOULD BE ALLOWED TO USE OCEAN AVENUE. I EXPLAINED TO THEM THAT FOR MORE THAN TWENTY YEARS THE SURF PINES DEVELOPMENT EXTENDED SOUTH TO WITHIN 400 FEET OF THE ROAD NOW KNOWN AS DEL REY BEACH ROAD, WHICH WAS BUILT IN 1971. I SHOWED THEM SURF PINES PLAT MAPS THAT EXTENDED SOUTH INTO PINEHURST PROPERTY AND VARIOUS CONTRACTS THAT RELATE TO ROAD EASEMENTs. THE ROAD EASEMENT; BOOK 203 PAGE 413, WERE GRANTED IN MARCH 1949.

IN 1949, HAROLD MILLER AND HERB MALARKEY, PURCHASERS OF THE FIRST PARCELS OF SURF PINES PROPERTY, BUILT A ROAD FROM HIGHWAY 101 INTO SURF PINES AND INTO THEIR PROPERTIERS, AS THERE WERE NO ROADS OR UTILITES IN SURF PINES AT THAT TIME. INSTEAD OF TAKING FEE TITLE TO THE SURF PINES ROADS, THE MILLERS AND MALARKEYS REQUESTED PERMANENT RECORDED EASEMENT TO USE ALL THE SURF PINES ROADS. THIS EASEMENT CREATED THE LEGAL RIGHT OF PASSAGE AND ACCESS FROM THEIR PROPERTIES WHICH LIE SOUTH OF THE NOW CLAIMED SURF PINES SOUTH BOUNDRY OVER AND ACROSS NOT ONLY THE ROADS IMMEDIATELY ADJACENT BUT ALSO ANY AND ALL ROADS WITHIN SURF PINES.

AFTER HEARING THIS AND SEEING THE DOCUMENTS, BOARD MEMBER JIM CLUNE SUGGESTED WE SHOULD MERGE PINEHURST WITH SURF PINES SINCE PINEHURST WAS ONCE PART OF SURF PINES AND PINEHURST LOOKED LIKE SURF PINES. HE ALSO SUGGESTED THAT PINEHURST PAY ASSESSMENTS AND DEVELOPMENT FEES THAT WOULD TOTAL $150,000+. I CALLED BOB KNUTSON THE NEXT WEEK TO TELL HIM MY PARTNERS THOUGHT THAT THIS WOULD BE

GOOD FOR BOTH DEVELOPMENTS. BOB TOLD ME THAT SEVERAL BOARD MEMBERS WERE NOT IN FAVOR AND WANTED THE PROPOSAL TO GO BEFORE THE MEMBERS AT THE ANNUAL MEETING. AT THIE ANNUAL MEETING THE PROPOSAL WAS NOT VIEWED FAVORABLY.

IN THE FALL OF 1994, PINEHURST AGREED TO REMOVE THE SECONDARY ROAD CONNECTION TO OCEAN DRIVE. WE DID, HOWEVER, REQUEST AN EMERGENCY ACCESS ROAD WHICH WE BELIEVED WOULD BENEFIT BOTH DEVELOPMENTS. THE 1994-1995 MEMBERS OF SURF PINES BOARD INCLUDED LINDA THOMPSON AS PRESIDENT, NORMA KEEVER, MARGE BLOOMFIELD, MARGE CHOPPING, GENE KEEVER, JOHN ORR, AND SALLY ALLEGAERT. THE SURF PINES ATTORNEY AND LINDA THOMPSON SUPPORTED THE CHANGE. PINEHURST CHANGED THE DEVELOPMENT PLAN AND SUBMITTED IT IN JANUARY 1995. TWO MONTHS LATER WE LEARNED THAT SURF PINES BOARD OF DIRECTORS CHANGED THEIR MINDS AND THEY NO LONGER SUPPORTED THE EMERGENCY ACCESS – IN FACT THEY WANTED ABSOLUTELY NO CONNECTION BETWEEN SURF PINES AND PINEHURST. IN MAY OF 1995, THE SURF PINES BOARD OF DIRECTORS WROTE A LETTER TO THE CLATSOP COUNTY PLANNING DEPARTMENT URGING THEM TO DENY PINEHURST'S DEVELOPMENT APPLICATION.

MARGE BLOOMFIELD, ACTING AS PRESIDENT OF THE SURF PINES ASSOCIATIO, ADDRESSED THE CLATSOP COUNTY COMMISSIONERS ON DECEMBER 6, 1995, AND READ THE RESULTS OF A SURF PINES POLL INTO THE RECORD. "MEMBERS OF THE SURF PINES ASSOCIATION VOTED BY A MARGIN OF FOUR TO ONE TO HAVE NO CONNECTION BETWEEN SURF PINES AND PINEHURST."

PINEHURST, THE SURF PINES BOARD OF DIRECTORS, AND VARIOUS MEMBERS OF YOUR ASSOCIATION STRUGGLED FOR SEVERAL MORE YEARS BEFORE COMING TO AN AGREEMENT: BOTH DEVELOPMENTS WOULD REMAIN SEPARATE.

WE HAVE LIVED UP TO OUR PART OF THE AGREEMENT. WE WOULD LIKE YOU TO DO THE SAME.

AFTER IT WAS APPARENT THE DEVELOPMENTS WOULD NOT MERGE, PINEHURST CHANGED THEIR MARKETING CONCEPT TO REFLECT A PRIVATE COMMUNITY. THE 47 HOMEOWNERS CURRENTLY LIVING IN PINEHURST BOUGHT THE PROPERTY BECAUSE THEY WANTED THE PRIVATE COMMUNITY. PINEHURST DOES NOT WANT THE 400 FAMILIES CURRENTLY OWNING PROPERTY IN SURF PINES PASSING THROUGH THEIR NEIGHBORHOOD.

THANK YOU FOR YOUR TIME.

Surf Pines Board Members

January 1994 Bob Knutson President; Jim Clune, Marge Bloomfield, Linda Thompson, Norma Keever

Fall 1994-1995 Linda Thompson, President, Norma Keever, Marge Bloomfield, Marge Chopping, Gene Keever, John Orr, Sally Allegaert

Fall 1996-1997 Chuck Johnson, President ; Al Laakso, JohnOrr, Tom Wilcox, Steve Clark, Dick Tevis, Louann Riggan

Fall 1997-1998 Louann Riggin, President; Dick Tevis, Tom Wilcox, Chuck Johnson , Al Laakso, John McGowan, George Von Weller